

Amendment No. 3303
LUCG/893
Council Approval: 15 October 1979

Site A

Land Use Guidelines

The land use shall be commercial retail and office uses only.

1. Development Guidelines

The permitted uses shall be contained within the existing structure located on lots 40, 39, and a portion of 38, Block 1, Plan 4211 U.

2. Alteration

The Plan for any alteration to the exterior of the structure shall be submitted to and approved by the Development Officer.

3. Signage

Signage shall be limited in size, design and location and must be compatible with existing structure to the satisfaction of the Development Officer.

Site B

Land Use Guidelines

The land use shall be for mixed commercial/residential complex.

1. Development Guidelines

R-5 (General Residential District) development guidelines shall apply unless otherwise noted below.

2. Density

Maximum unit density shall be in the order of 158 u.p.n.a. calculated on Site A and B. The applicant shall enter into an agreement with the City of Calgary documenting that all density above that is existing on Site A has been transferred to Site B, to the satisfaction of the City Solicitor and to be registered by caveat against Site A.

3. Height

Maximum building height shall be in the order of 105 feet.

4. Commercial Space

The commercial space shall be restricted to the at grade level, no commercial use shall be permitted on any residential floor.

5. Landscaping

A detailed landscaping plan of the net site area plus any adjoining boulevard, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

6. Amenity Area

The minimum amenity area per person shall be in accordance with the appropriate table of the Draft Multi-Residential Standards publication or any other amenity area standards in use by the City of Calgary at the time of application for a development permit.

7. Parking

Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit.

8. Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.